

Case Study

PROLOGIS COMPLEX

1, 2&8 Prologis Blvd.

Energy and Operational Efficiency

PROJECT DETAILS

Client: Triovest**Location:** Mississauga, ON**Number of Buildings:** 3**System implemented:** Fault Detection & Diagnostics**Project Goal:** Improved Energy & Sustainability Performance**Project Duration:** 2018 - Present Day

SITE AWARDS

- BOMA Net Zero Challenge
- BOMA TOBY Award

SUCCESSES

Decrease in metered electricity costs for tenants by reducing heat pump usage

Created a foundation for connecting other building systems into a single analytics platform

133%
ANNUAL ROI

Informed decisions around operational cost allocation

Improvements in operational staff efficiency

MEASURED RESULTS

**200.60 tCO₂e**

Reduction in Greenhouse Gas Emissions

**\$13,000**

Save on Energy Incentives

**\$94,000**

Energy Savings

**\$49,000**

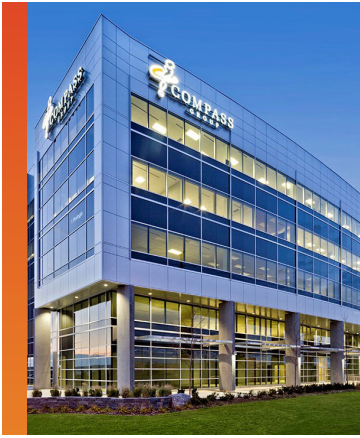
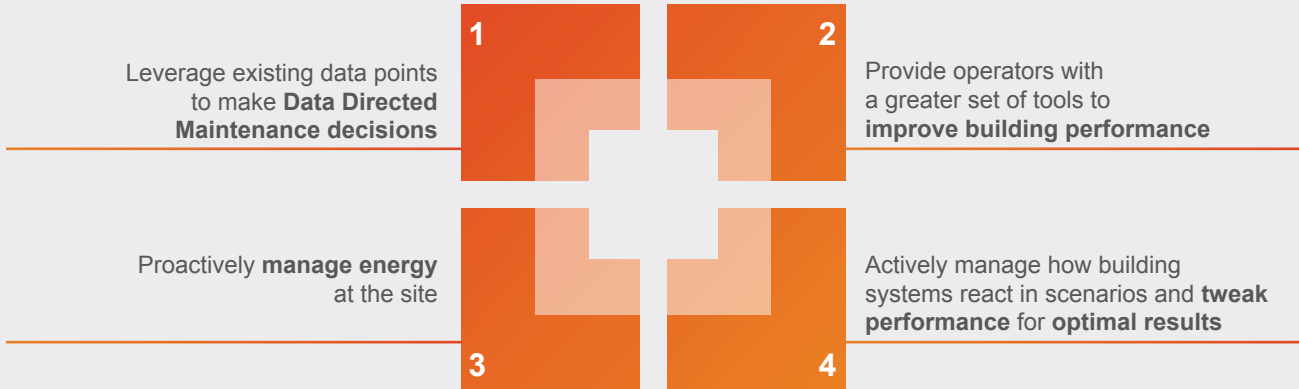
Annual Operations Cost Savings

**\$156,000**

Total Annual Savings

METHODOLOGY

The RYCOM platform pulls data from the BAS to analyze HVAC equipment, lighting and tenant sub-meters. This allows RYCOM to provide the operations team with new insights to:



Triovest embarked on the Data Intelligence Smart Solution at 1, 2 & 8 Prologis as we believed in the methodology and capability of the platform and service. It also supported our investment in IoT and digital transformation vision. Three years in, the results and business impacts of the program have exceeded the expected ROI. In addition to the energy savings, we leveraged this platform in a new way to reduce service contracts by \$34K annually. As we enter the next phase of our Data Intelligence strategy, we look forward to extending our partnership and replicating the successes elsewhere in our client's portfolios and adding other building systems data points to further drive savings, improve tenant experience, and support our Sustainability and health and wellness initiatives.



Marlene Farias - Senior Vice President, Central Region - Triovest

CHALLENGES

Before the project started, there was little visibility into what building systems were doing during off-peak times, such as overnight and on the weekends. Sequences implemented to address morning warm-up and night setback were rarely reviewed for performance to ensure energy efficiency. Furthermore, heat pumps were found to be short cycling their compressors due to high heat loads in spaces that were not occupied.

It was necessary to implement a solution that allowed for proper systems monitoring, as well as data collection to ensure the buildings were running efficiently without compromising tenant comfort.

SOLUTIONS

The goal of this project was to improve energy and sustainability performance, ultimately resulting in \$94,000 energy savings. With the new platform, RYCOM was able to achieve significant energy savings by tuning the performance of the new HVAC system and BAS at 1, 2 & 8 Prologis Blvd.

The introduction of a real-time analytics platform also allows the team to receive alerts and review and track operational inefficiencies, enabling them to achieve \$34,000 in maintenance contractor savings and \$15,000 in labour and equipment lifecycle savings. With this platform, the team has instantaneous data that automatically generate insights about how these systems could be maintained, tweaked or tuned for optimization.